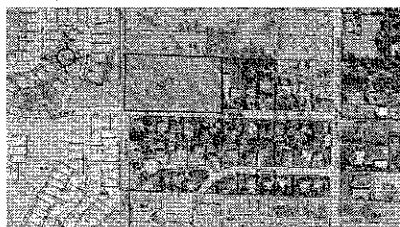


ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	September 24, 2012		
Project Name:	Maplewood Park East		
Owner:	Burnstead Construction, LLC, 11980 NE 24 th Street, Suite 200, Bellevue, WA 98005		
Applicant:	Tiffany Brown, Burnstead Construction, LLC, 11980 NE 24th Street, Suite 200, Bellevue, WA 98005		
Contact:	Matt Hough, PE, CPH Consultants, 733 7 th Avenue #100, Kirkland, WA 98033		
File Number:	LUA12-018, ECF, PP		
Project Manager:	Vanessa Dolbee, Senior Planner		
Project Summary:	<p>The applicant is requesting Environmental Review (SEPAP and Preliminary Plat approval for a 14 lot single family residential subdivision. The site is located on the NE corner of NE 2nd Street and 152nd Avenue SE, zoned Residential 4 (R-4) dwelling units per net acres in size. Lot sizes vary from 8,135 to 10,926 square feet, 40,946 square feet would be dedicated for new public roadways, and 31,376 square foot stormwater tract is proposed resulting in a net density of 3.97 dwelling units per acre. The site is currently vacant and contains no critical areas. The site contains 271 protected trees of which 18 are proposed to be retained with 103 replacement trees. The project would result in 11,000 cubic yards of excavation with 10,000 cubic yards of fill. Street frontage improvements would be provided along NE 2nd Street and new internal road systems are proposed. With the application the applicant submitted a storm drainage report, geotechnical report, wetland reconnaissance, and a traffic study.</p>		
Project Location:	NE Corner of NE 2 nd Street and 152 nd Avenue SE		
Exist. Bldg. Area SF:	None	Proposed New Bldg. Area (footprint):	14 new single family homes
		Proposed New Bldg. Area (gross):	
Site Area:	196,188 SF (4.50 acres)	Total Building Area GSF:	14 new single family homes
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).		



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Environmental (SEPA) Review in order to subdivide a 4.05 acre site into 14 single family lots and two tracts for storm drainage and landscaping and utilities, resulting in a density of 4.02 du/ac. In addition to the Environmental Review a Preliminary Plat has also been requested. The proposed plat would be located on the NE corner of NE 2nd Street and 152nd Avenue SE. The site is bordered by single family residential development to the east, south and west. To the north is vacant property owned by King County Parks.

The property is in the Residential Low Density (RLD) Comprehensive Plan land use designation and the Residential-4 (R-4) zoning designation. The proposed subdivision would result in 14 lots ranging in lot size from 8,135 to 10,926 square feet.

Access to Lots 1-6 would be provided along a new public road identified herein as "Road A", Lots 11 – 14 would be access via a new public road identified herein as "Road B". In addition to Road A and B, a new public Road C is proposed and frontage improvements along NE 2nd Street.

The site grade descends to the west-southwest with approximately 30 feet of elevation relief from the parcels northeast to southwest corners. This relief is carried over a gentle slope gradient of about five to six percent. Preparation of the project site would result in approximately 6,000 cubic yards of soil stripping, including non-structural soil or other organic materials. Once stripping has been completed, the overall projected is anticipated to result in 5,000 cubic yards of excavation and 10,000 cubic yards of fill. On-site soils will be used for site fills to the extent available and import fill would be used for the balance of the fill as required.

The site is currently vacant and forested. The current site contains 271 significant trees of which 98 are determined to be dead and/or dangerous by the applicants Arborist, 73 would be located in the proposed roadway and 18 are proposed to be retained.

The applicant provided three wetland and stream reconnaissance reports prepared by Wetland Resources, Inc., dated July 15, 2011, June 28, 2012 and August 31, 2012, with their application. Based on these reconnaissances, no wetlands and/or streams are located on or adjacent to the subject property.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. The applicant shall comply with the recommendations included in the Geotechnical Report, prepared by Terra Associates, Inc. dated February 21, 2012.

2. The applicant shall pay a Parks and Recreation Impact fee, as determined by the Renton Municipal Code at the time of payment. The fee shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.
3. The applicant shall pay a Transportation Impact fee, as determined by the Renton Municipal Code at the time of payment. The fee shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.
4. The applicant shall pay a Fire Impact fee, as determined by the Renton Municipal Code at the time of payment. The fee shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.

C. Exhibits

Exhibit 1	Zoning Map
Exhibit 2	Neighborhood Detail Map
Exhibit 3	Preliminary Plat Map
Exhibit 4	Conceptual Drainage Control Plan
Exhibit 5	Tree Replacement Plan
Exhibit 6	Landscape Plan
Exhibit 7	Public Comments
Exhibit 8	Property Services Memo

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The site grade descends to the west-southwest with approximately 30 feet of elevation relief from the parcels northeast to southwest corners. This relief is carried over a gentle slope gradient of about five to six percent. Preparation of the project site would result in approximately 6,000 cubic yards of soil stripping, including non-structural soil or other organic materials. Once stripping has been completed, the overall projected is anticipated to result in 5,000 cubic yards of excavation and 10,000 cubic yards of fill. On-site soils will be used for site fills to the extent available and import fill would be used for the balance of the fill as required.

The applicant submitted a Geotechnical Report prepared by Terra Associates, Inc. dated February 21, 2012, with their application. Terra Associates excavated 11 test pits across the project site. The majority of the test pits contacted consistent soil materials which included 4 – 12 inches of organic material overlaying 3 to 4 ½ feet of medium dense to dense silty sand with gravel overlaying dense to very dense silty sand with gravel. The exceptions included Test Pit 1 where one and one half feet of fill material was encountered and Test Pit 9 where 24 inches of organic silty sand topsoil was overlying the native till.

The Geotechnical Report analyzed groundwater levels in all the test pits. Groundwater was observed in all 11 test pits at depths from 3 to 10 feet below existing site grades. This relatively shallow groundwater typically develops during normally wet winter months. Deeper zones of

groundwater were also observed by Terra Associates at depths of 6 to 10 feet in Test Pits 1 – 4 and 7 – 11. This deeper groundwater seepage would not be affected by seasonal weather variations and would be present during the drier summer months. The Geotechnical Report concludes that once this layer is exposed by excavation, it is anticipate the rate and volume of flow would diminish as storage from the isolated sandier zones would be depleted. The Report identifies that it would be difficult to compact native soils to function as structural fill when the native soils are too wet. The Report recommends that if grading activities take place during the winter, the contract/owner should be prepared to import clean granular material for use as structural fill and backfill.

The Report addresses Seismic Hazards, Erosion Hazards and Landslide Hazards. Terra Associates conclude the site does not contain any of the above mentioned geotechnical hazards. Additionally the applicant has indicated in their SEPA checklist that Temporary Erosion and Sediment Control (TESC) measures would be implemented during construction to limit erosion potential.

The Report includes recommendations for site preparation and grading, excavation, foundation support, floor slabs-on-grade, site walls, infiltration feasibility, stormwater detention pond, drainage, utilities, and pavements. Based on the recommendations included in the provided report staff recommends as a mitigation measure that the applicant comply with the recommendations included in the provided Geotechnical Report.

Mitigation Measures: The applicant shall comply with the recommendations included in the Geotechnical Report, prepared by Terra Associates, Inc. dated February 21, 2012.

Nexus: SEPA Environmental Review, RMC 4-3-050 Critical Areas Regulations, RMC 4-4-060 Grading, Excavation and Mining Regulations.

2. Water

a. Wetland, Streams, Lakes

Impacts: The applicant provided a wetland and stream reconnaissance prepared by Wetland Resources, Inc., dated July 15, 2011, with their application. Based on this reconnaissance, no wetlands and/or streams are located on or adjacent to the subject property. However, based on the subdivision of land to the east, City file number LUA99-069 (Maplewood Estates), it appeared a critical areas tract had been set aside just to the west of the subject site. Staff's review of the previous land use file revealed at the time of such subdivision the site to the west contained a wetland, which buffer may extend on to the Maplewood East development site. Based on the conflicting information the project was placed on hold pending additional wetland analysis.

During this time three additional studies were completed. The first by the applicant Biologist, Wetland Resources, who provided the City with an updated wetland letter dated June 28, 2012. This letter concluded that the wetland area located in the offsite open space tract adjacent to the un-improved right-of-way of 152nd may still be present. However, it was confirmed this wetland does not extend into tax parcel 1423059003, the buffer would likely extend into the right-of-way of 152nd Street. However, with the letter the applicant did not provide additional "wetland determination data forms" to support the provided conclusions. As such, the City conducted a secondary review by the City's contracted Biologist, Otak. Otak was tasked with visiting the subject site and determining if there was a wetland or if there was no longer a wetland located west of the subject site. Otak conducted a site visit on July 26, 2012 and concluded that it is "highly probable that a wetland is located off site, to the south-southeast portion of the parcel to the west, possibly within the easement associated with the residential development". However, Otak did not

complete any “wetland determination data forms”. Otak did make a recommendation that the project Biologist Rate the wetland (if it exists) using the City’s rating methodology to determine the location of wetland buffers in relation to the project site.

As a result of the Otak recommendation, Wetland Resources, Inc. conducted a wetland evaluation dated August 31, 2012. Scott Brainard, Wetland Resources principal Wetland Ecologist, conducted a site visit on August 22, 2012 and investigated all three parameters as required by the Delineation Manual and the City of Renton. Included with the August 31st letter is a set of “wetland determination data forms”. The results of this investigation are a clear non-wetland determination based on a lack of all three parameters. In addition, the wetland evaluation concludes that the land area located in the off-site open space tract adjacent to the un-improved right-of-way of 132nd does not exist nor does it extend into the right-of-way or tax parcel 1423059003. Based on the above analysis conducted by both Wetland Resources and Otak, staff agrees there is not wetland located off site to the west and therefore does not anticipate any impacts as a result of the subject development.

Mitigation Measures: No additional mitigation measures required.

Nexus: N/A

b. Storm Water

Impacts: The storm drainage and TESC standards for the project are established by the City of Renton Addendum to the 2009 King County Surface Water design Manual (KCSWDM). The development site is required to provide Basic Water Quality treatment in addition to Level 2 flow control.

The applicant submitted a Preliminary Stormwater Drainage Report (“TIR”) prepared by CP IH Consultants, dated March, 8 2012. Based on the provided TIR the applicant is proposing to develop an on-site combined detention and water quality pond in conjunction with a series of on-site rain gardens. All storm water runoff from the developed site would be collected, and released to the existing outlet located at the corner of NE 2nd Street and 152nd Avenue SE. The TIR indicates that on-site stormwater controls would maintain the existing drainage pattern and ultimate downstream discharge in accordance with current flow control standards. All roads, building roof drains, on-site paved surfaces and most landscape areas on the site are collected and directed to the on-site combined detention and water quality pond. However, a portion of the frontage improvements along NE 2nd Street would be bypassed due to the grades within the road.

Based on the provided TIR the project site currently slopes and drains southwesterly to a swale on the southern boundary of the site. The stormwater then flows west toward an existing 18 inch culvert. The flows continue south through several sensitive area tracks and culverts to its ultimate downstream discharge of the Cedar River approximately 1.5 miles downstream of the site.

The TIR included recommendations for TESC including clearing limits, cover measures, perimeter protection, traffic area stabilization, sediment retention, surface water control, dust control, wet season requirements, sensitive area restrictions, maintenance requirements, and final stabilization.

Additionally the provided Geotechnical Report (identified above under D.1 Earth) evaluated the on-site soils to determine their percolation rate. Based on the provided Geotechnical Report the whole scale infiltration of development stormwater would not be feasible as the silty sand with gravel observed in the test pits has a low permeability and typically would not be suitable for infiltration of stormwater on a large scale. However, the report concludes that the soils in the

upper horizon would support limited infiltration of development stormwater using rain gardens or similar LID technologies.

Mitigation Measures: No further mitigation measures required.

Nexus: N/A

3. Vegetation

Impacts: Under current conditions the subject site is vacant and forested. Historically a single family residence was located on the subject site. The old development site for the single family home contains level ground and minimal trees and vegetation comparatively to the remainder of the site.

The vegetation over the site is represented by a canopy of big leaf maple, red alder, Douglas fir, western hemlock, and bitter cherry. The current site contains 271 significant trees of which 98 are determined to be dead and/or dangerous by the applicants Arborist, 78 would be located in the proposed roadway and 18 are proposed to be retained.

The applicant submitted two Arborist reports the first dated February 14, 2012 and the second dated July 24, 2012. The first report addressed dead and dangerous trees but excluded red alders and black cottonwood trees from the site. The second report addresses the red alders and black cottonwoods. Based on the provided reports 91 trees were identified as dead or dangerous. 57 are alders, 5 black cotton woods, 22 big leaf maples, 3 western hemlocks, 2 cherry trees, and one Douglas-fir and western red cedar.

The City's Urban Forester and Natural Resources Manager, Terry Flatley, visited the subject site and reviewed the February 14, 2012 Arborist report and provided an e-mail dated June 27, 2012 including his findings. In the provided e-mail the Urban Forester identified 16 trees as having no immediate dangers (reducing this number by two due to conflicts), 2 trees missing in the field, two trees questionable, and 9 trees which he agrees should be removed. Based on the City's Urban Forester's conclusions 16 trees should be subtracted from the dead and/or dangerous list included in the February 14, 2012 Arborist report. This deduction would result in 13 trees which would meet the deduction from the required tree retention pursuant to the February 14, 2012 Arborist Report and 62 from the July 24, 2012 Report for a total of 75 trees. In the provided tree retention worksheet the applicant has included 98 trees which is inconsistent with the two provided Arborists reports and the recommendations made by the City's Urban Forester and Natural Resources Manager. If 75 dead and/or dangerous trees were utilized in the tree retention worksheet, with the proposed 18 trees to be retained, the applicant would be required to provide 114 replacement trees at 2-inch caliper. At this time the applicant has proposed to provide 103 replacement trees as a part of the proposed development.

Moreover, the development of a forested site would result in clearing of a large number of trees on the subject site. However, with compliance with the 30 percent retention ratio, which may require updated planting plans and/or tree retention plans, the impact would be mitigated as required by code. The proposed trees to be retained would provide for the retention of existing mature trees along both the north and east edges of the property where grading would permit their preservation and their chances of survival. Preservation of these existing trees would provide shade and habitat beyond the applicant original proposal which proposed the preservation of two trees.

Mitigation Measures: No additional mitigation measures required

Nexus: N/A

4. Parks and Recreation

Impacts: It is anticipated that the proposed development would generate future demand on existing City parks and recreational facilities and programs. Therefore, staff recommends a mitigation measure requiring the applicant to pay an appropriate Parks Impact Fee. Currently this fee is assessed at \$530.76 per each new single-family lot with credit given for the existing single-family lot. However, the City is planning an adjustment to the Parks and Recreation impact fee in the near future. Therefore the fee, as determined by the Renton Municipal Code at the time of payment, shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.

Mitigation Measures: The applicant shall pay a Parks and Recreation Impact fee, as determined by the Renton Municipal Code at the time of payment. The fee shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.

Nexus: SEPA Environmental Regulations, Resolution 3082, RMC 4-1 Administration and Enforcement.

5. Transportation

Impacts: Access to Lots 1-6 would be provided along a new public road, Road A, Lots 11 – 14 would be access via a new public road, Road B. In addition to Road A and B, a new public Road C is proposed and frontage improvements along NE 2nd Street. Both Road C and Road A would provide direct access from NE 2nd Street and Road B would connect Road C and Road A through the middle of the proposed development.

The applicant provided a Traffic Analysis prepared by Transportation Engineering Northwest (TENW), dated February 27, 2012. The Traffic Analysis concluded that the project would generate 134 new weekday daily trips, with 11 trip occurring during the weekday AM peak hour and 14 trips occurring during the weekday PM peak hour. In addition, the Traffic Analysis reviewed the Level of Service (LOS) at the intersection of 156th Avenue SE and SE 2nd Street (also known as SE 132nd Street) under current condition and future developed condition. Based on the provided analysis, this intersection is anticipated to operate at a LOS C or better, which is the same LOS anticipated with or without the development for the study intersection in the anticipated development year of 2014. The Traffic Analysis concluded that the proposed project would not have a significant adverse impact on the transportation system and that the payment of transportation impact fees would adequately mitigate project impacts by funding the project's fair share of the cost of the City of Renton's planned transportation improvements.

An e-mail comment was received by a project neighbor located along SE 2nd Street (Exhibit 7). The neighbor was concerned about their ability to exit their property, as the proposed new Road B would be directly in front of their existing driveway. They expressed concern about the development resulting in a traffic jam in front of their home. The project would increase trips at this location resulting in a small increases in traffic in the vicinity of the neighbor's driveway. However, based on the provided Traffic Analysis the maximum amount of trips anticipated at a concentrated peak hour is 14. These 14 trips would then be distributed among the two access points proposed off of SE 2nd Street, Road C and Road B. Based on the provided Traffic Analysis, staff does not anticipate traffic jams in front of the neighbor's driveway. Additionally, the

comment questioned why the development was not accessed off an extension of 152nd street instead of a new Road B. Staff's review of the extension of 152nd street as the primary access point included the potential to continue the grid system in the future. The extension of 152nd Street at the location of the existing right-of-way (west) would result in a dead end. This is a result of land to the north of the existing right-of-way already being developed as single family residential neighborhoods. The proposed location for the new Street B allows for the potential continuation of the grid system. The development and extension of this street would result in a new impact to the resident's location immediately south of the new road. Particularly an increase in direct light from vehicle headlights. However, the overall impact of 67 new weekday daily "out" trips would not result in an adverse impact above and beyond existing vehicular traffic anticipated trips at the horizon year of 2014.

It is anticipated that the proposed project would result in impacts to the City's street system. In order to mitigate transportation impacts, staff recommends a mitigation measure requiring the applicant to pay an appropriate Transportation Impact Fee. Currently this fee is assessed at \$75.00 per net new average daily trip attributed to the project. However, the City is planning an adjustment to the Transportation impact fees in the near future. Therefore the fee, as determined by the Renton Municipal Code at the time of payment, shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.

Mitigation Measures: The applicant shall pay a Transportation Impact fee, as determined by the Renton Municipal Code at the time of payment. The fee shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.

Nexus: SEPA Environmental Regulations, Resolution 3100, RMC 4-1 Administration and Enforcement

6. Fire & Police

Impacts: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Therefore, staff recommends a mitigation measure requiring the applicant to pay an appropriate Fire Impact Fee. Currently this fee is assessed at \$488.00 per each new single-family lot with credit given for the existing single-family lot. However, the City is planning an adjustment to the Fire Impact Fee in the near future. The fee, as determined by the Renton Municipal Code at the time of payment. The fee shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.

Mitigation Measures: The applicant shall pay a Fire Impact fee, as determined by the Renton Municipal Code at the time of payment. The fee shall be payable to the City as specified by the Renton Municipal Code either at the time of Final Plat Recording or building permit issuance.

Nexus: Fire Impact Fee Resolution 2895, SEPA Environmental Regulations, RMC 4-1 Administration and Enforcement.

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, October 12, 2012.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Plan Review – Water:

Water service will be provided by Water District #90. A water availability certificate will be required to be submitted to the City with the site plan application.

Plan Review – Sanitary Sewer:

1. Extension of an 8-inch sewer main in the new roadways is required.
2. System development fees for sewer are based on the size of the new domestic waters to serve the new homes on the new lots. Sewer fee for a $\frac{3}{4}$ - inch water meter is \$1,591.00. Sewer fee for a 1-inch water meter is \$3,977.00. An "approved" water plan from Water District #90 will be required to be submitted to the City.
3. This parcel falls within the assessment area known as the Wyman Latecomer Agreement. The Wyman final sewer assessment is \$45,948.04. Payment of this fee will be required prior to issuance of utility construction permit.

Plan Review – Surface Water:

1. Surface water system development fee is \$1,012.00 per new lot. Fees are payable prior to issuance of the construction permit. Credit will be given for the existing home.
2. A drainage plan and drainage report has been submitted by CPH Consultants with the site plan application. The report addresses compliance with 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Conditions. The drainage report discusses meeting the area specific flow control requirement under Core Requirement #3. A Level 2 analysis is required. A combined detention and water quality pond is proposed.
3. A geotechnical report, dated February 21, 2012, was submitted by Terra Associates, Inc. The report identifies the soils as glacial till. These soils will not support 100% infiltration; however, partial infiltration using rain gardens or other appropriate flow control BMP options may be an option with typical designs for the site.
4. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

Plan Review – Transportations/Street:

1. Transportation mitigation fees of \$9,330.75 will be accessed. Credit has been given for the existing home. The rate is \$75.00 x 9.57 trips x 13 lots. See Transportation Mitigation Fee sheet included. The fee is required to be paid pursuant to Renton Municipal Code either prior to recording of the plat or building permit issuance.
2. Street improvements are required to be constructed as part of this project. On January 3, 2012, Neil Watts, Director of Development Services, approved a request for a modification to the street standards. The modification will be granted subject to plat approval. Reduced roadway improvements would include:
 - NE 2nd Street – Parking both sides, with a curb and gutter 16 feet from centerline, an 8-foot planting strip measured from face of curb, and a 5-foot sidewalk. The sidewalk may meander only in front of the drainage tract, as long as the sidewalk is within dedicated right-of-way.
 - The new north/south street – Residential access road will require 26 feet of pavement, an 8-foot planting strip, and 5 foot sidewalk on both sides of the street. Parking will be

allowed on one side only. Right-of-way width for this street shall be a minimum of 52 feet. No meandering sidewalks.

- Internal narrow streets – Requires 20 feet of pavement and no sidewalks. Parking will not be allowed on these streets, and a 6-foot pedestrian walkway area must be marked on one side of the pavement area. The right-of-way width for these street sections shall be a minimum of 26 feet.
3. Rosario Ave NE – Existing right-of-way width is 30 feet. This unimproved street fronts the project site along the west side. City code requires street improvements along all frontages; however, applicant may submit a request to waive the improvements since there are no plans to extend the roadway in the future.
 4. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
 5. Street lighting is required for this plat. LED lighting plans will be included with the civil plan submittal.

Fire and Emergency Services:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5-inch storz fittings, which the one at the southwest corner of the plat currently does not have. The existing hydrant is not within 300-feet of the furthest proposed dwelling, so new hydrants and water mains are required. Water is provided by King County Water District 90, a certificate of water availability is required to be provided.
2. Fire department apparatus access roadways are required to be minimum 20-feet wide fully paved, with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. Access is required within 150-feet of all points on the buildings. Dead end streets that exceed 150-feet in length require an approved turnaround. Dead end streets that exceed 300 feet long require a full 90-foot diameter cul-de-sac turnaround. Hammer head turnarounds are allowed for streets less than 300-feet long. Roadway A as proposed to be a minimum of 26 feet wide with parking allowed only on one side of the street due to the potential for future road extensions is acceptable. Roadways B and C are proposed to be a minimum of 20 feet wide with in parking allowed on either side is acceptable.

Property Services:

See Exhibit 8 for comment memo.



Information To
RentonMapSup
09/19/2012

211 0 105 211 Feet
NAD_1983_HARN_StatePlane_Washington_ North FIPS 4601

Public output from an Internet mapping site and that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS IS NOT TO BE USED FOR NAVIGATION

EXHIBIT 1

Legend

Jurisdiction Boundaries

Other

City of Renton

Barcode

Failure


Zoning

RC Resource Conservation

R-1 Residential 1 du/ac

R-4 Residential 4 du/ac

R-8 Residential 8 du/ac

 RMH Residential Manufactured

R-10 Residential 10 du/a

R-14 Residential 14 du/a

RM-F Residential Multi-Family

RM-T Residential Multi-Family Tradition

RM-1 Residential Multi-Family Urban C

[illegible]

CV Center Village


CD Center Downtown

 UC-N1 Urban Center - North 1

UC-N2 Urban Center - North 2


COR Commercial Office/Residential

CA Commercial Arterial




CO Commercial Office

CN Commercial Neighborhood

 Industrial - Light

IM Industrial - Medium



10.1111/j.1469-7610.2014.02801.x

Overlay District

 Auto Mail A

 Auto Mail B

Employment Area Valley

City Center Sign Regulation Area

Urban Design District A

Notes

None



1:2.528

 **City of Renton**
Finance & IT Division

NE 1/4, NW 1/4, SEC. 14, TWP 23 N, R5E W.M. **MAPLEWOOD PARK EAST** RENTON KING COUNTY, WA



City of Renton
 Planning Division

Scale: 1" = 400'

North Arrow

CPH CONSULTANTS
 3000 1st Avenue, Suite 200
 Renton, WA 98057
 Phone: (206) 881-1111
 Fax: (206) 881-1112

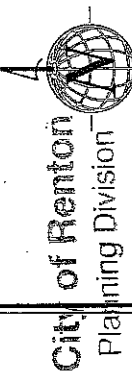
MAPLEWOOD PARK EAST
 NEIGHBORHOOD DETAIL MAP

OWNER: BURSTEIN CONSTRUCTION COMPANY
 PROJECT: 15000 1st Ave, Suite 200, Renton, WA 98057
 DATE: 10/15/2009
 BY: [Signature]
 CHECKED: [Signature]
 REVISION: [Signature]
 NO. DATE

PROJECT NUMBER: 0011-1-COE
 AS NOTED
 SHEET: 1 of 1

RECEIVED

EXHIBIT 2



MAPLEWOOD PARK EAST

CITY OF RENTON PRELIMINARY PLAT

A PORTION OF THE NE 1/4, NW 1/4, SEC. 14, TWP. 23N., RGE. 5E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

APR 27 2012
RECEIVED
CITY OF RENTON
PLANNING DIVISION

GRAPHIC SCALE
500 250 0 500 1000
1"=500'

HELD NORTH 88°21'16" WEST BETWEEN MONUMENT AT NORTHWEST CORNER OF SECTION 14 & MONUMENT AT NORTH QUARTER CORNER OF SECTION 14
HORIZONTAL DATUM: NAD 83/91

VERTICAL DATUM:
NAVD 88 (PER CITY OF RENTON)
ORIGINATING BENCHMARK:
CITY OF RENTON BENCH MARK #103
AT INTERSECTION OF N.E. 4TH ST. & 156TH AVE. S.E.
ELEV. = 547.55'

SITE BENCHMARKS:
TBM-A
R.R. SPIKE IN N. FACE OF POWER POLE AT EAST PROPERTY LINE OF HOUSE #15203 & S.E. 132ND ST.
ELEV. = 476.30'

TBM-B
1/2" REBAR & RED AXIS CONTROL CAP
ELEV. = 498.76'

TBM-C
FOUND PUNCHMARK IN 2" BRASS DISC IN CONDO MARK IN CASE DOWN 0.35'
ELEV. = 465.01'

GENERAL NOTES
UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD SURVEY AND RECORDS OF EXISTING STRUCTURES. THIS TOPOGRAPHY SURVEY AND THE UNDERGROUND ROUTING OF REPORTED BURIED UTILITIES HAS NOT BEEN LOCATIONS AND UNDERGROUND UTILITY LOCATIONS PART MAPS WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION. EVIDENCE OF LAND OCCUPATION LINE FRIGERS, STRUCTURES, FENCED OR DEFERRED BOUNDARY LINES, AS SHOWN ON THIS DRAWING, THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION LINE. CONSULT WITH LEGAL COUNSEL WHEREVER DISCREPANCIES EXIST TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS POTENTIAL DISPUTES.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY OR BOUNDARY DISPUTES. THE SURVEYOR'S INTENT IS TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

THE INFORMATION DERIVED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED ON MARCH 22, 2007 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

PROJECT DATA
GENERAL
PARCEL NO.: 1422090003
ADDRESS: NE CORNER OF NE 2ND ST AND 152ND AVE SE
SUBJECT: SINGLE FAMILY RESIDENCE
WATER DISTRICT: KING COUNTY WATER DISTRICT NO. 80
SEWER DISTRICT: CITY OF RENTON

SITE DEVELOPMENT
TOTAL SITE AREA: 151,534 SF (3.48 AC)
PUBLIC STREETS: 44,654 SF (1.025 AC)
PRIVATE ACCESS EASEMENTS: 0 AC
TOTAL DEVELOPABLE AREA: 151,534 SF (3.48 AC)
NET DEVELOPABLE AREA: 153,499 SF (3.52 AC)
STORM/RECREATION TRACT: 24,971 SF (0.57 AC)
TOTAL NUMBER OF LOTS: 14
PROPOSED NET DENSITY: 4.02 DU/AC
DENSITY PERMITTED BY CODE: 4.00 DU/AC









LINE LEGEND
DITCH LINE
SANITARY SEWER LINE
STORM DRAIN LINE
UNDERGROUND
TELECOMMUNICATIONS LINE
WATER LINE
CHAIN LINK FENCE
WOOD FENCE LINE
WIRE FENCE LINE

HATCH LEGEND
CONCRETE PAV
GRAVEL PAVING
BUILDING

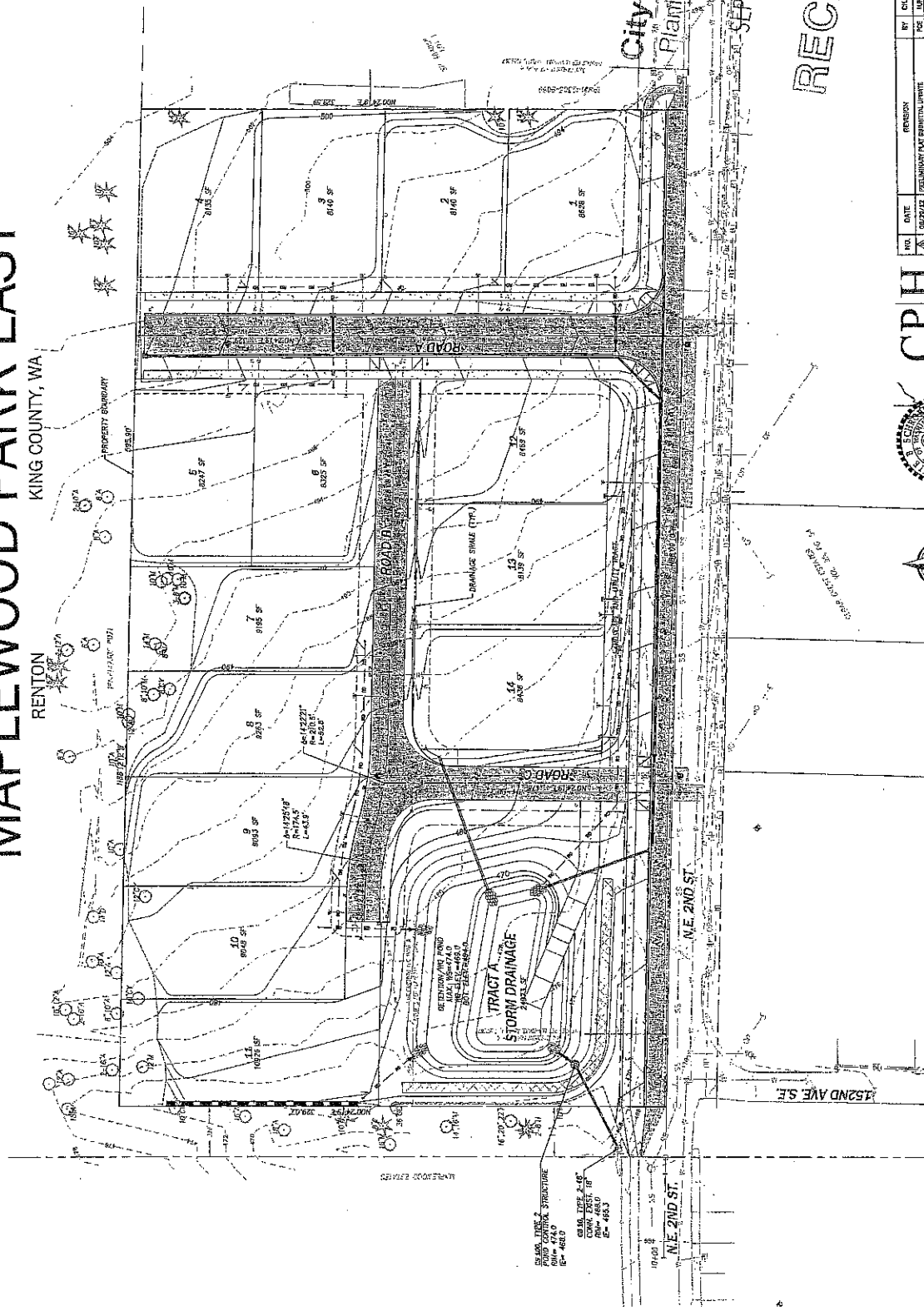
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12"6912
12"6918
12"6924
12"6930
12"6936
12"6942
12"6948
12"6954
12"6960
12"6966
12"6972
12"6978
12"6984
12"6990
12"6996
12"7002
12"7008
12"7014
12"7020
12"7026
12"7032
12"7038
12"7044
12"7050
12"7056
12"7062
12"7068
12"7074
12"7080
12"7086
12"7092
12"7098
12"7104
12"7110
12"7116
12"7122
12"7128
12"7134
12"7140
12"7146
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12"7158
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12"7170
12"7176
12"7182
12"7188
12"7194
12"7200
12"7206
12"7212
12"7218
12"7224
12"7230
12"7236
12"7242
12"7248
12"7254
12"7260
12"7266
12"7272
12"7278
12"7284
12"7290
12"7296
12"7302
12"7308
12"7314
12"7320
12"7326
12"7332
12"7338
12"7344
12"7350
12"7356
12"73

MAPLEWOOD PARK EAST

RENTON

	ROCK PROTECTION AT PIPE INLET/OUTLET
	OVERHEAD CONTROL STRUCTURE (TYPE 1 CH W/ENDING GRADE)
	TYPE 2 CATCH BASIN
	TYPE 1 CATCH BASIN
	ROOF DRAIN PIPE
	STORM DRAIN PIPE
	CULVERT INLET/OUTLET
	DRAINAGE SWALE

NOTES:
1. ALL STORM DRAINAGE PIPE SHALL BE 12" LOPE UNLESS NOTED OTHERWISE ON THE PLAN.
2. ROOF DRAIN PIPE SHALL BE 6" PVC UNLESS NOTED OTHERWISE ON THE PLAN.



City of Renton
Planning Division

5 2017

RECEIVED

MAPLEWOOD PARK PARK EAST

CPIH
CONSULTANTS

370 Manning - 680 Engineering
Land Use Consulting • Project Management
721 W. Avenue C • Suite 100 • Los Angeles, CA 90015
Phone: 213-624-4477 Fax: 213-624-4478
E-Mail: cpih@earthlink.net

[illegible]

AS NOTED	PROJECT NO.	SHEET
	0011-11-008	1 OF 1

EXHIBIT 4

EXHIBIT 5

1 TREE REPLACEMENT PLAN EXHIBIT

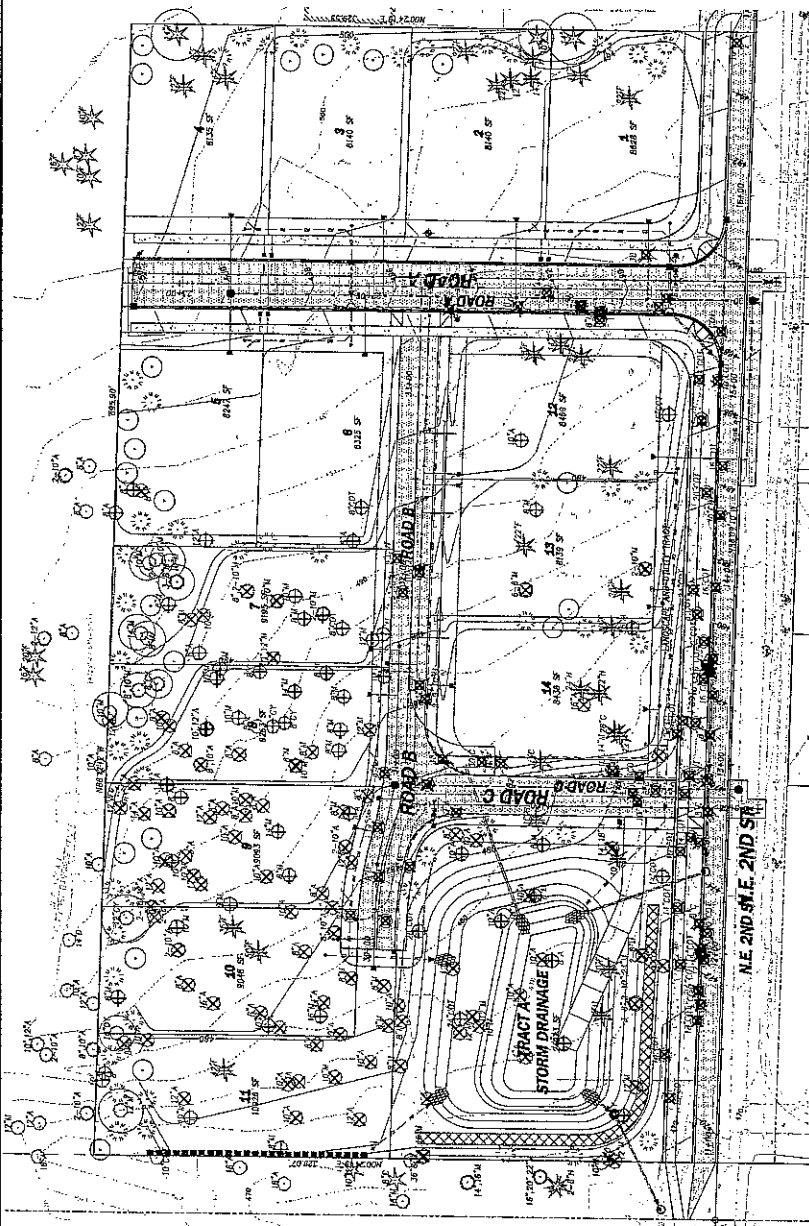


1"=30'-0"

City of Renton
Planning Division

SEP - 5 2012

RECEIVED

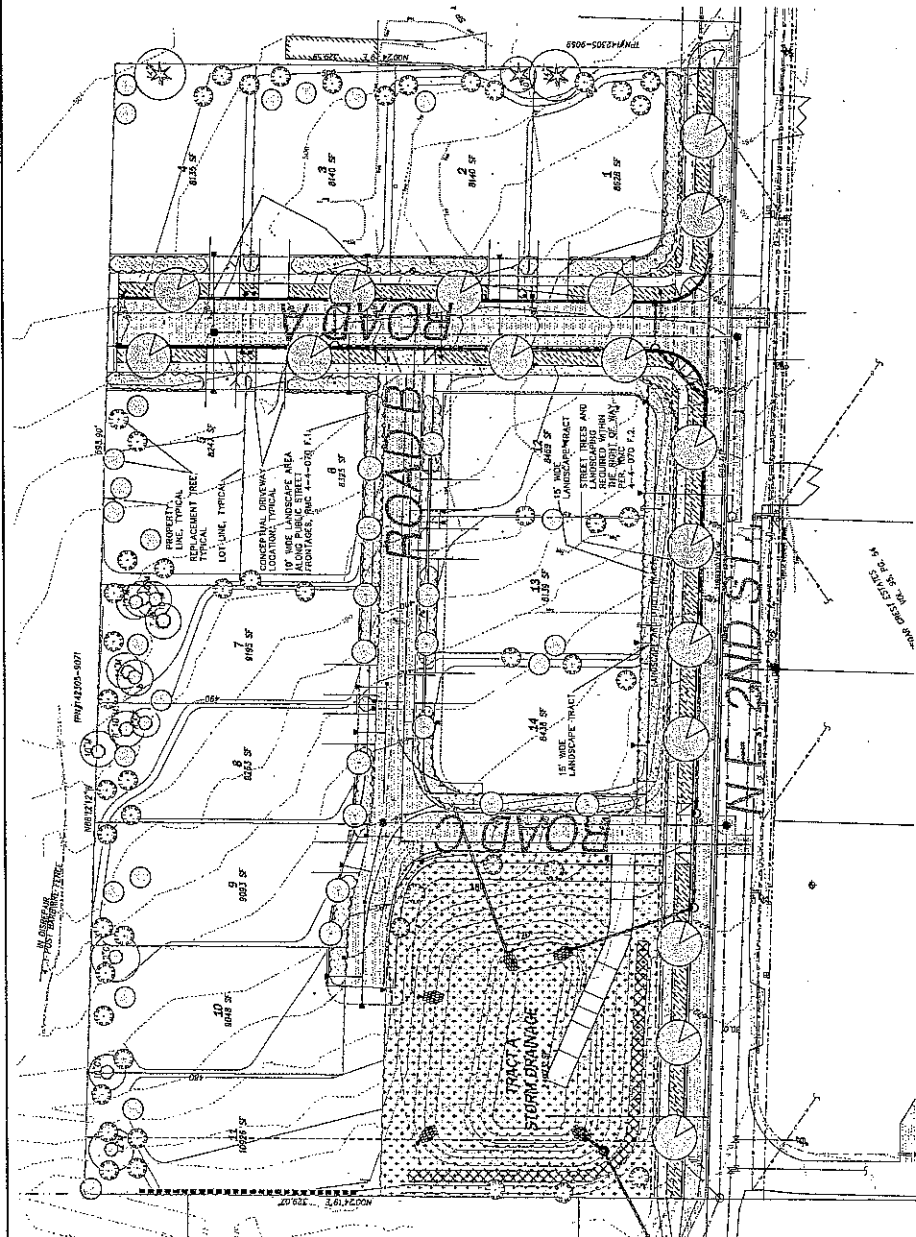


TREE RETENTION WORKSHEET

- Total number of trees over 6" in diameter¹ on project site: 1.

Trees	21
Trees that are dead, diseased or dangerous	0
Trees to be removed	0
Trees to be retained	21
Trees in critical street ² and buffers	0
- Subtract line 2 from line 1:

Trees	21
Trees to be removed	0
Trees to be retained	21
- Next, to determine the number of trees that must be retained³, multiply line 3 by:
C1 in zones B-C, D-F, H, or I-C
C2 in zones A, G, J, or K
C3 in zones L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
C4 in zones 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 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[illegible]

1. PROVIDE AN OVERSIGHTING AUTHORITY TO THE OPERATING DIVISION THAT COORDINATES
 WITH THE OPERATING DIVISION
 2. ESTABLISH A COMMITTEE TO
 3. CONDUCT A REVIEW OF THE
 4. OPERATING DIVISION

Vanessa Dolbee

LWA12-018

From: tnitillini@comcast.net
Sent: Saturday, March 17, 2012 5:25 PM
To: Vanessa Dolbee
Subject: Maplewood Park East

To whom it may concern,

I am writing concerning the development known as Maplewood Park East. After looking at the plot map on the display board, we have realized that the entrance to this development would be directly across from our driveway. This dirt road has been there since our house was built (1974) and was used to get water to the horses which resided nearby.

When the property was sold and a single house was built on the property (approx. 5 acres), the owner/builder used the dirt road which was already there. That presented no problem with just the traffic (2 cars) of a single home going in and out. A fourteen house development presents a whole new problem with our ability to exit our property, not to mention the traffic jam in front of our house.


We cannot see or understand why the entrance cannot or should not be from 152nd ave where there is already a cross street and the volume of cars will go easily into the traffic already in the area.

We would appreciate your consideration on this matter.

Thank you,
Terry & Sandra Taylor
15243 s.e. 132 st.
Renton
e-mail tnitillini@comcast.net

EXHIBIT 7

M E M O R A N D U M

DATE: March 4, 2012
TO: Vanessa Dolbee
FROM: Bob Mac Onie 
SUBJECT: **Maplewood Park East, LUA-12-0-18-PP
Format and Legal Description Review**

I have reviewed the above referenced short plat submittal and have the following comments:

Note the City of Renton land use action number and land record number, LUA-12-018-PP and LND-10-0488, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. *Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.*

Please note that the Northwest and North quarter corners of Section 14, Township 23 North, Rang 5 East, W.M., are respectively, City of Renton monument numbers 1852 and 2103.

Include a statement of equipment and procedures used, per WAC32-130-100.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided upon submittal of the final plat . Note said addresses and the street name(s) on the short plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in on the final plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal

If the properties to the north are platted, do note the lot numbers and plat name on the drawing.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the final plat drawing.

The project narrative states that the 30-foot wide easement areas along the western and southern boundaries of the site "will be extinguished with the recording of the final plat." As the rights at issue aren't vested in the City of Renton and subject to release thereby, a quiet title action may be necessary to clear them from the title.

The City of Renton "APPROVALS" block is signed by the City of Renton Administrator, Department of Public Works.

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

All vested owner(s) of the subject short plat, at the time of recording, need to sign the final short plat submittal. For the street dedication process, include a current title report noting the vested property owner dated within 45 days of the final plat approval. *Note: the Master Application was signed by Mary Jane Slye who indicated that she was the owner rather than the owner's authorized representative; the title report shows that Burnstead Construction is the owner.*